

**AGENDA**  
**PLANNING AND ZONING COMMISSION**  
Held via video conference  
Monday, June 15, 2020  
5:00 PM

**ROLL CALL**

**APPROVAL OF MINUTES**

1. **May 18, 2020**  
[May 18, 2020](#)

**COMPREHENSIVE PLAN UPDATE**

**RULES FOR CONDUCTING PUBLIC HEARINGS**

Planning commission meeting on Monday, June 15, 2020, will be held via video conference and available for viewing on [www.brla.gov](http://www.brla.gov), on Metro 21 (Cox Channel 21 and AT&T Channel 99), and on the City of Baton Rouge/Parish of East Baton Rouge Facebook page (via Facebook Live).

Public comments on any of the items may be submitted via email to [planning@brla.gov](mailto:planning@brla.gov), submitted via the online form at <https://www.brla.gov/FormCenter/Planning-Commission-26/Planning-Commission-Public-Comment-Form-160>, called in to 225-389-3144, or sent by mail to 1100 Laurel Street, Suite 104, Baton Rouge, LA 70802. Comments must be received prior to 4:00 pm on the meeting day to be read into public record.

**CERTIFICATION OF INABILITY TO OPERATE DUE TO LACK OF QUORUM**

In accordance with Executive Proclamations JBE 2020-30 and 2020-33, issued by Governor John Bel Edwards on March 16, 2020 and March 22, 2020, respectively, this notice shall serve as a certification of the Planning Commission's inability to otherwise operate in accordance with the Louisiana Open Meetings Law due to a lack of a quorum as a result of the COVID-19 public health emergency.

Pursuant to Section 4 of JBE 2020-30, the Planning Commission for the City of Baton Rouge and Parish of East Baton Rouge will provide for attendance at its next meeting, which will only contain business deemed essential government business, on Monday, June 15, 2020, via video conference. A gathering of the entire membership of the Planning Commission and necessary staff would violate Governor Edwards's order suspending all public gatherings of ten or more people. The items appearing on the agenda have been deemed essential for the continued conduct of business by City of Baton Rouge/Parish of East Baton Rouge.

Considering the foregoing, and in accordance with Proclamation Numbers JBE 2020-30 and JBE 2020-33, the Planning Commission meeting on Monday, June 15, 2020, at 5:00 p.m. will be held via video conference and in a manner that allows for observation and input by members of the public, as set forth in the Notice posted.

Ryan L. Holcomb, AICP  
Interim Planning Director

**CONSENT AGENDA**

*Items with no outstanding issues that do not require Plan Amendments or Text Amendments. Items may be approved with a single motion without a public hearing, unless removed from the consent agenda and placed in the regular agenda order.*

**CONSENT - ITEMS FOR WITHDRAWAL**

9

**CONSENT - ITEMS FOR DEFERRAL**

5, 6

CONSENT - ITEMS FOR APPROVAL

4, 7

REGULAR AGENDA

Items will require approval by the Metropolitan Council unless otherwise noted.

THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL

2.

**PA-10-20 13511 Perkins Road**

To amend the Comprehensive Land Use Plan from Residential Neighborhood to Mixed Use on property located on the north side of Perkins Road, west of Metaire Drive, on a portion of Tract A, known as the W.O. Watson and Sidney Coxe Tract. Section 54, T8S, R1E, GLD, EBRP, LA (Council District 9 - Hudson)

**PLANNING STAFF FINDINGS:** Recommend approval, based upon examination of the area at a further level of detail

**Related to Case 26-20**

[Application](#) [Staff Report](#)
3.

**Case 26-20 13511 Perkins Road**

To rezone from Rural to Light Commercial (LC3) on property located on the north side of Perkins Road, west of Metaire Drive, on a portion of Tract A, known as the W.O. Watson and Sidney Coxe Tract. Section 54, T8S, R1E, GLD, EBRP, LA (Council District 9 - Hudson)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Comprehensive Plan Amendment is approved, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

**Related to PA-10-20**

[Application](#) [Staff Report](#)
4.

**CONSENT FOR APPROVAL Case 27-20 6031 Jones Creek Road**

To rezone from Rural to General Office Low Rise (GOL) on property located on the east side of Jones Creek Road, south of Fort Clarke Court, on Tract A of the Shenandoah Plaza Subdivision. Section 61, T7S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request for rezoning is consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)
5.

**CONSENT FOR DEFERRAL Case 28-20 9679 Airline Highway**

To remove from the Old Hammond Highway Design Overlay District on property located on the east side of Airline Highway and north of Old Hammond Highway, on Lot Y of the Hillcrest Subdivision. Section 85, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)

**Related to ISPUD-4-20**

**Deferred to July 20 by Councilmember Watson**

[Application](#)
6.

**CONSENT FOR DEFERRAL ISPUD-4-20 Murphy Express (9679 Airline Highway)**

To rezone from Heavy Commercial (C2) to Infill/Mixed Use Small Planned Unit Development (ISPUD) on property located on the east side of Airline Highway and north of Old Hammond Highway, on Lot Y of Hillcrest Acres Subdivision. Section 85, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)

**Related to Case 28-20**

**Deferred to July 20 by Councilmember Watson**

[Application](#)

7. **CONSENT FOR APPROVAL SPUD-2-20 Cottages at O'Neal**  
To rezone from Light Commercial (C1) to Small Planned Unit Development (SPUD) on property located north of George O'Neal Road, east of Jones Creek Road and west of O'Neal Lane, on Tract E of the Plantation Homes Property. Section 52, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request is consistent with the Comprehensive Plan, compatible with the surrounding neighborhood, and meets the minimum requirements of the Unified Development Code for Planning Commission consideration  
[Application](#) [Staff Report](#) [Plans](#)

**THESE ITEMS REQUIRE ONLY PLANNING COMMISSION APPROVAL AND WILL NOT GO ON TO COUNCIL FOR ACTION**

8. **PUD-5-07 The Grove Townhomes, Final Development Plan**  
Proposed medium density residential development located east of Mall of Louisiana Boulevard and south of Interstate 10, on Tracts WG-2C, WG-2F, and WG-2E-2 of the Kleinpeter Property. Sections 55, 56, and 57, T8S, R1E, GLD, EBRP, LA (Council District 11 - Watson)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request is consistent with approved concept plan and meets the minimum requirements of the Unified Development Code for Planning Commission consideration.  
[Application](#) [Cover Letter](#) [Plans](#)
9. **CONSENT FOR WITHDRAWAL S-14-19 Foster Creek**  
Proposed major low density single family residential subdivision located north of Port Hudson-Plains Road and east of Samuels Road, on the F. Stevenson and B. Stevenson Tracts. Section 65, T4S, R1W, GLD, EBRP, LA (Council District 1 - Welch)  
***Withdrawn by the Planning Director***  
[Application](#)
10. **SS-4-20 Goodwood Place (Flag Lot Subdivision)**  
Proposed flag lot subdivision located south of Seven Oaks Avenue, and west of Lasalle Avenue, on Lot 6-B of the Goodwood Place Subdivision, Block 14 (Council District 11 - Watson)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration  
[Application](#) [Staff Report](#)
11. **Initiate text amendment- Chapter 16, Signs**
12. **Creation of a working group to discuss the process for selecting a permanent Planning Director. This item may be discussed in executive session.**  
***Motion to defer to June 15 carried, 9-0***

**COMMUNICATIONS**

**DIRECTOR'S COMMENTS**

**COMMISSIONERS' COMMENTS**

**ADJOURN**